

REGIONAL HOUSING PLAN IMPLEMENTATION REPORT: 2015

A regional housing plan was adopted by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) in early 2013. The housing plan recommends that implementation of the plan be monitored and the results reported every one, five, or 10 years, in accordance with a monitoring schedule included in the plan. Following a summary of housing plan presentations during the year, monitoring results are organized according to the six general topic areas addressed by housing plan recommendations. Only those recommendations that were fully or partially implemented during calendar year 2015 are included. The last section summarizes consolidated plans that were updated during the year.

Housing Plan Presentations

During 2015, SEWRPC staff gave presentations about the Regional Housing Plan to a class at UW-Milwaukee and to a meeting of local government planners in Waukesha County, which was organized and hosted by the County. The Waukesha County presentation focused on the job-housing balance analysis and related recommendations, and recommendations related to zoning for smaller lots, smaller home sizes, more multi-family housing, and accessory dwelling units to help increase the supply of affordable housing.

Implementation of Housing Plan Recommendations

Affordable Housing

Most of the measures related to implementation of affordable housing recommendations involve the extent to which sewerered communities have incorporated housing plan recommendations into local regulations and plans, particularly zoning ordinances and comprehensive plans. A comprehensive review of local and county zoning and land division regulations will be conducted every 10 years or sooner as part of an update to the regional housing plan.

During 2015, one community in the Region, the Town of Belgium, adopted a 10-year update to its comprehensive plan. The Town of Belgium is a rural, agricultural community and is therefore not served by public sanitary sewers. Urban-density residential development, which provides the greatest opportunity for housing that is affordable to low- and moderate-income households, is not appropriate in areas that are not served by sanitary sewer.

Wisconsin Tax Increment Financing (TIF) legislation was amended in 2009 to allow municipalities to extend the life of a Tax Increment District (TID) for one year after paying off the TID's project costs. In that year, at least 75 percent of any tax revenue received from the value increment must be used to benefit affordable housing in the municipality and the remainder must be used to improve the municipality's housing stock. The regional housing plan encourages communities located in a subsidized housing priority sub-area and communities with a job/housing imbalance to use the TID extension provision to increase the supply of affordable housing. As of the end of 2015, no TIDs in the Region had been extended to provide for affordable housing. Although an extension has not yet taken place, the project plan for TID No. 7 in the City of Wauwatosa states that the City reserves the right to allow the District to remain open one additional year to finance eligible affordable housing projects and costs.

Fair Housing/Opportunity

As described in Chapter VI of the regional housing plan report, States and entitlement jurisdictions¹ must prepare a Consolidated Plan every five years in order to receive Community Planning and Development (CPD) block grant funding from the U.S. Department of Housing and Urban Development (HUD). CPD programs include the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with Aids (HOPWA) programs. Information about Consolidated Plans updated during 2015 is included in the last section of this report.

Milwaukee County updated its Consolidated Plan in 2013 and Waukesha County updated its Consolidated Plan in 2014. In 2014 and 2015, respectively, Milwaukee County and Waukesha County developed an agreement form for communities that receive pass-through CDBG and HOME program grant funds from the County. As a condition of receiving pass-through funds, a community must agree to implement at least three of eight activities listed in the agreement intended to affirmatively further fair housing. Several of the activities were derived from the regional housing plan, including working with SEWRPC to review and revise zoning ordinances to better accommodate affordable housing. In 2015, the State of Wisconsin also began requiring CDBG recipients to agree to implement at least three fair housing actions as a grant condition for CDBG programs for non-entitlement jurisdictions administered by the Department of Administration (see options at the following website:

http://doa.wi.gov/Documents/DOH/CD/Application_Materials/Potential_Fair_Housing_Actions.pdf).

Disparate Impact is a legal doctrine under the Fair Housing Act of 1968 which states that a policy may be considered discriminatory if it has a disproportionate “adverse impact” against any group based on race, national origin, color, religion, sex, familial status, or disability when there is no legitimate, non-discriminatory business need for the policy. In June 2015, the U.S. Supreme Court ruled in favor of citing disparate impact in housing cases, meaning that federal money cannot be used to fund programs that perpetuate segregation, even unintentionally. The ruling allows the practice of using statistics and other evidence to show decisions and practices have discriminatory effects without having to prove discriminatory intent.

Following the Supreme Court’s ruling, HUD released final regulations setting out a framework for county and local governments, States, and public housing agencies that receive HUD funding to meet the fair housing obligations in their use of HUD funds. Since the enactment of the Fair Housing Act of 1968, HUD has required that a Consolidated Plan include a certification by the entitlement jurisdiction to affirmatively further fair housing (AFFH). AFFH is defined as taking meaningful actions to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination. However, prior to 2015, there were no regulations that provided program participants with guidance on how to comply with the AFFH requirement. The new AFFH regulation does not mandate specific outcomes, but establishes a standardized fair housing assessment and planning process. Under the new AFFH regulation, an Assessment of Fair Housing (AFH) will replace the former Analysis of Impediments (AI) process. HUD provides an “Assessment Tool” and standardized data to each entitlement jurisdiction to assist in the preparation of the assessment, which entitlement jurisdictions then use to develop fair housing goals and priorities to fulfill the AFFH requirement. The fair housing goals and priorities will, in turn, be used to prepare the consolidated plan.

Job/Housing Balance

Six sanitary sewer service area plan amendments were adopted by the Regional Planning Commission in 2015. Amendments were made to the plans for the City of Kenosha and the Villages of Germantown, Grafton, Hartland, Mukwonago, and Walworth. In accordance with a housing plan recommendation, information on the job/housing balance analysis conducted as part of the housing plan was provided as part of the review process for the sewer service area amendments. The intent of the recommendation is to remind local communities of the findings of the plan for their community as they propose expansion of their sewer service areas. Specifically, communities are

¹ Generally, entitlement jurisdictions are States, cities with a population of 50,000 or more residents, and counties with a population of 200,000 or more residents outside an entitlement city. Milwaukee and Waukesha Counties and the Cities of Kenosha, Milwaukee, Racine, Wauwatosa, and West Allis are entitlement jurisdictions within the Region. The City of Waukesha merged its entitlement status with Waukesha County in 1993.

encouraged to consider job/housing balance as part of the next major update of their comprehensive plans. The Villages of Grafton, Hartland, and Mukwonago are projected to have a shortage of housing affordable to workers holding lower-wage jobs (low-cost job/housing imbalance), and a shortage of housing affordable to workers holding moderate-wage jobs (moderate-cost job/housing imbalance). The Village of Walworth is projected to have a shortage of housing affordable to workers holding lower-wage jobs (low-cost job/housing imbalance). The Village of Germantown is projected to have a shortage of housing affordable to workers holding moderate-wage jobs (moderate-cost job/housing imbalance). The City of Kenosha is projected to have a balance between jobs and housing.

The regional housing plan recommends that communities with sanitary sewer service projected to have a job/housing imbalance (based on a general analysis of their comprehensive plan conducted as part of the housing plan) conduct their own detailed analysis based on specific conditions in their community when the comprehensive plan is updated. The Town of Belgium adopted a 10-year update of its comprehensive plan² in 2015. The Town did not conduct a job/housing balance analysis as part of its comprehensive plan update; however, the Town was not included in the job-housing balance analysis conducted as part of the regional housing plan because there is no public sanitary sewer service provided in the Town.

In addition to the Town of Belgium comprehensive plan update, SEWRPC received 65 amendments to comprehensive plans adopted by 37 communities and one county in the Region during 2015. Most of the amendments were related to changes to land use plan designations pertaining to one parcel. None of the communities in the Region conducted a community-level job/housing balance analysis during 2015.

Accessible Housing

Information on the number of housing units that are accessible to people with disabilities is limited. At the time the regional housing plan was prepared, it was assumed that units in multi-family buildings constructed after 1991 were accessible, due to State and Federal fair housing laws that require most units³ in multi-family buildings to be accessible to people with mobility disabilities. In 2011, the American Housing Survey (AHS) began collecting information on the number of households that include one or more persons with a disability and certain accessibility features in housing units. The AHS is sponsored by HUD and conducted by the Census Bureau every two years. A small sample of housing units are surveyed nationwide every two years in addition to selected Metropolitan Statistical Areas (MSAs). The Milwaukee MSA was surveyed as part of the AHS in 2011, and the results of the results were released in 2013 and summarized in the 2013 annual housing plan implementation report. The Milwaukee MSA was surveyed again in 2015, with results expected to be released in 2016.

Although housing construction slowed considerably in the Region following the national recession and housing crisis in the late 2000s, construction of multi-family units has been fairly strong in recent years. As shown on Table 1, housing units in one- and two-family buildings comprised about 75 percent of the housing stock in the Region at the beginning of 2010, with housing units in multi-family buildings (three or more units) making up the remaining 25 percent. Between 2010 and the end of 2015, 55 percent of the new units constructed (10,965 units) were in one- or two-family buildings and 45 percent (8,819 units) were in multi-family buildings (see Table 2), which is similar to the percentages of new housing structure-types constructed in 2014. Table 2 also shows the number of housing units removed from the Region's housing stock, and the net change in housing by structure type. Overall, there was

² *The Wisconsin comprehensive planning law, in Section 66.1001(2)(i) of the Wisconsin Statutes, requires that comprehensive plans be updated at least once every 10 years.*

³*Federal accessibility requirements apply to multi-family buildings with four or more units that were constructed or ready for occupancy after March 13, 1991. State accessibility requirements apply to multi-family buildings with three or more units that were first ready for occupancy on or after October 1, 1993. Both State and Federal accessibility requirements apply only to grade-level units in buildings without an elevator; and to all units in buildings with at least three or four units, respectively, in buildings with an elevator.*

a net increase of 7,337 one-family units and 6,968 multi-family units. The number of units in two-family buildings decreased by 986 units (493 duplexes), with 95 percent of the decrease occurring in Milwaukee County.

As shown in Table 3, the percentage of multi-family units increased slightly, by 0.4 percent, in the Region between 2010 and the end of 2015. The increase in the number and percentage of multi-family units in the Region helps increase the supply of accessible housing units, because many new multi-family units must be accessible to persons with mobility disabilities under Fair Housing Act requirements.

Subsidized and Tax Credit Housing

Housing Vouchers

Table 4 provides information on the number and type of housing vouchers allotted to Public Housing Agencies (PHAs) in the Region in 2015. The number of vouchers allotted in the Region increased by about 10 percent between 2011⁴ and 2015, from 13,061 to 14,353, an increase of 1,292 vouchers. The number of vouchers increased by 538 from 2014 to 2015, and included an increase of 466 vouchers in Milwaukee County and 72 vouchers to the Housing Authority of Racine County. All of the additional vouchers are Housing Choice Vouchers. Table 4 includes the number of housing choice (or tenant-based, meaning the voucher is attached to a household rather than a housing unit) vouchers and the number of project-based vouchers, which are attached to a housing unit allotted to each PHA. All of the PHA project-based vouchers in the Region are attached to housing units managed by PHAs in Milwaukee County. The actual number of vouchers in use by each PHA may be less than the number allotted, which fluctuates based on available funding, participating households, and the funding level needed to make up the difference between 30 percent of a household's income and the actual rent for a housing unit.

PHAs in Milwaukee County receive 63 percent of vouchers allotted in the Region. PHAs in Kenosha, Racine, and Waukesha Counties each receive about 10 percent of vouchers allotted in the Region. The Walworth County PHA receives about 3 percent of vouchers allotted to the Region. WHEDA administers housing vouchers allotted to Ozaukee and Washington Counties, which receive about 1 percent and 4 percent of vouchers allotted in the Region, respectively.

Table 5 provides information on the number of public housing units managed by PHAs in the Region. There were 5,449 public housing units in the Region in 2015, with 88 percent of the units located in and managed by the Housing Authority of the City of Milwaukee. About 57 percent of PHA housing units were designated for families and the remaining 43 percent were designated for the elderly or persons with disabilities.

In addition to housing choice vouchers and public housing units, the City of Racine, the Milwaukee County HOME Consortium (which includes all cities and villages in the County except the City of Milwaukee) and the Waukesha County HOME Consortium (which includes Jefferson, Ozaukee, Washington, and Waukesha Counties) provide funds to low-income households through the Tenant-Based Rental Assistance (TBRF) program. Through the TBRF program, households are provided funds for rent, utility costs, and/or security deposits to enable them to rent market-rate units. In some cases, households that receive TBRF assistance may also receive housing choice vouchers.

Low-Income Housing Tax Credit (LIHTC) Program

Housing developed under the Low-Income Housing Tax Credit (LIHTC) program has been a major source of new affordable housing in the Region. Table 6 provides information on the number of LIHTC units in the Region that have been completed and are available for occupancy since the program began in 1987. The total 18,594 available LIHTC units as of 2015 include 5,564 units placed in service between 2011, when data were collected for the regional housing plan, and the end of 2015. About 46 percent of LIHTC housing units are designated for families, about 45 percent are designated for the elderly, and the remaining 9 percent are designated for persons with disabilities, housing for the homeless, or for Residential Care Apartment Complexes (RCACs). RCACs provide independent apartments for persons aged 55 or older, but may provide limited nursing care and/or meals for residents.

⁴ Data from 2011 is included in the Regional Housing Plan report.

Table 7 lists projects that were awarded LIHTC from 2012 through 2015. Seven projects in the Region were awarded tax credits in 2015. Six projects are intended to provide a total of 295 units to low-income families. Of these six family-occupied projects, one newly constructed project will be developed in the City of Cudahy and one in the City of Burlington. Three projects were awarded tax credits to rehabilitate existing housing units, two in the City of Milwaukee and one in the City of Racine. One family-occupied tax credit development in the City of Milwaukee will consist of both new construction and rehabilitation of existing housing. The seventh project awarded tax credits is a supportive housing project consisting of 24 low-income units the City of Milwaukee.

Low-income housing tax credit allocations are awarded to proposed housing developments in Wisconsin by WHEDA through an annual competitive application process. Proposed developments receive points based on the Qualified Application Plan (QAP), which is updated by WHEDA every other year, with assistance from an Advisory Committee.

The regional housing plan recommends that WHEDA consider changes to the QAP that would provide more housing to extremely-low income households (households with incomes less than 30 percent of the area median income), and not to penalize developments due to a lack of community support. The housing plan also recommends that priority be given to awarding tax credits to housing developments proposed in areas with a job/housing imbalance, in communities with a shortage of affordable housing, and in communities with an economic need for affordable housing based on the percentage of low-income households as a way to help increase the supply of affordable housing for low- and moderate-income households.

The QAP approved by WHEDA for the 2013-2014 LIHTC cycle incorporated all of the housing plan recommendations. QAP criteria were revised slightly for the 2015-2016 cycle with regard to LIHTC projects proposed near employment centers or in high need areas to reduce the total points from 15 to 10 points for both high need and employment center sub-criteria. In addition, projects within one half-mile of a high-need census tract are eligible to score points, in addition to projects proposed within the census tract. Table 8 summarizes the 2015-2016 QAP criteria. Category 18 helps to implement the job/housing balance recommendations of the regional housing plan. Up to 10 points may be awarded to developments that are located within one mile of a major employer or employment center (500 or more employees) which demonstrates support for the tax-credit development with a letter from a company official, or developments proposed in or within one-half mile of a census tract with job growth of 5 percent or more that have more than 999 jobs with annual wages less than \$40,000 per year, or more than 1,000 jobs per square mile. Up to 10 additional points may be awarded in or within one-half mile of census tracts with a job to housing ratio greater than 1.5:1 and a housing vacancy rate less than 7 percent, or to proposed projects that have been awarded a contract by a local government to develop an affordable housing or mixed-use project on a publicly-owned parcel.

Choice Neighborhoods Initiative

Beginning in 2010, the City of Milwaukee and the Housing Authority of the City of Milwaukee (HACM) have been working together to redevelop the 37-acre eastern half of the Westlawn public housing development, renaming the development Westlawn Gardens. As of 2015, this redevelopment has accomplished the demolition of 332 barracks-style housing units and replaced them with 250 energy-efficient units, including two mid-rise buildings containing 47 one-bedroom units, as well as townhomes. The townhomes have various layouts and styles including ranch, two- and three-story, and range from two to five bedrooms. Amenities at Westlawn Gardens include a public safety team, internal streets, Browning Elementary School, playground, walking trail along Lincoln Creek, and community garden. The Milwaukee Public Library (MPL) has partnered with HACM to provide a 24-hour automated library at Westlawn Gardens in a newly-constructed bus stop on 64th Street and Silver Spring Drive that provides up to 340 items for easy browsing, checkout, and return, as well as access to MPL's online catalog for borrowing and requesting items. Also located at Westlawn Gardens is the Silver Spring Neighborhood Center that provides a child care and development center, teen programs, youth sports programs, family programs, adult education programs, after-school programs, employment programs, emergency food pantry and clothing bank, and the UW-Milwaukee Silver Spring Community Nursing Center.

In 2015, the City of Milwaukee and HACM were awarded a \$30 million HUD Choice Neighborhoods Implementation Grant to continue redevelopment of the western portion of the Westlawn public housing

development and revitalization of the surrounding Westlawn neighborhood. Over 25 public and private partners have committed \$251 million in additional resources to support the transformation plan. The Westlawn Transformation Plan includes the demolition of the remaining 394 barracks-style housing units, and development of 708 new mixed-income housing units. The new units will include 394 replacement units, with 312 on the Westlawn site and the remainder in the surrounding neighborhood. Buildings with commercial space on the ground floor and apartments above are being constructed along Silver Spring Drive. The Redevelopment Authority of the City of Milwaukee and its partners will also focus on the stabilization of the surrounding neighborhood through reducing foreclosures, removing blight, coordinating home repair assistance, expanding transit service, upgrading recreational and park space, and improving streetscapes. HACM will work with its partners to improve health behaviors, reduce infant mortality through prenatal care, connect children to high-quality education centers, strengthen school reforms and supports, and develop relationships with employers and function as job brokers and coaches for residents.

Homelessness

In 2012, HUD enacted an interim rule that established regulations for the Continuum of Care (CoC) program. The CoC program provides funding to local CoCs to assist homeless individuals and families. There are three CoCs serving the Region, including the Milwaukee CoC, the CoC for the City and County of Racine, and the Balance of State CoC. The Balance of State (BoS) CoC provides homelessness planning and coordination services to all counties in Wisconsin outside Dane, Milwaukee, and Racine Counties, and is comprised of 21 local homeless coalitions (see Table 9 and Map 1).

HUD regulations now require that each CoC implement “Coordinated Entry” of homeless individuals and families into the service system, and encourages use of a Homeless Management Information System (HMIS). HUD, the Department of Health and Human Services, and the Department of Veterans Affairs released updated technical specifications for reporting HMIS data in 2014.

Coordinated entry is intended to connect individuals and families experiencing homelessness or potential homelessness with organizations providing housing or diversion services in a systematic and efficient manner. The HMIS is intended to collect client-level unduplicated information on homelessness and the provision of housing and services to homeless individuals, families, and persons at risk of homelessness. Equally important, HMIS allows for the development, implementation, and evaluation of practices whose effectiveness can be tracked, such as how many clients are stably housed after completing a program or how many subsequently return to a shelter. Each CoC in the State worked to develop policies and standards for implementing Coordinated Entry and HMIS requirements during 2015. The Wisconsin Service Point (WISP) serves as the HMIS for the State.

In addition to developing procedures for implementing Coordinated Entry and HMIS requirements, the Milwaukee CoC updated its 10-year Plan to End Homelessness during 2015, which marked the halfway point of the Milwaukee CoC 10-Year Plan to End Homelessness completed in January 2010. In 2015, the CoC revised elements of the plan after assessing the progress made on several elements; changes in CoC governance structure; changes in local funding, programs, and service delivery systems; and changes to federal policies and programs. The following four pillars are included in the plan update, along with a summary of the progress indicators that will be used to evaluate progress and identify areas for improvement:

- Pillar 1: Homelessness Prevention and Emergency Shelter
- Pillar 2: Economic Support and Employment
- Pillar 3: Mental Health, Substance Abuse, and Support Services
- Pillar 4: Permanent Supportive Housing

The plan is available on the Milwaukee CoC website:

<http://milwaukeecoc.org/wp-content/uploads/2014/11/Mid-Course-Revisions-10-Year-Plan-Final.pdf>

Milwaukee County is a partner agency with the Milwaukee CoC. The County prepared a Plan to End Chronic Homelessness in 2015, which is an initiative focusing on expanding the Housing First concept that emphasizes first

obtaining stable housing for chronically homeless individuals or households, and then addressing other issues affecting the household once housing is obtained. The plan proposes spending approximately \$1.8 million in rental assistance and supportive services to serve 300 chronically homeless individuals in the next three years. The plan includes the following recommendations:

- Recommendation 1: Develop additional permanent supportive housing
- Recommendation 2: Increase Housing Division staff for implementation
- Recommendation 3: Increase Housing Division's Continuum of Care rental assistance (My Home) funding
- Recommendation 4: Fund short-term rental assistance
- Recommendation 5: Redesign the Pathways to Permanent Housing model

Funding for implementation of several of the above recommendations was included in the County budget for 2016. The plan is available on the Milwaukee County website:

<http://county.milwaukee.gov/ImageLibrary/Groups/cntyExecutive/Homeless/PlantoEndChronicHomelessness.pdf>

A new Statewide nonprofit organization, the Wisconsin Coalition Against Homelessness (WCAH), was formed in 2015. The coalition endeavors to be the hub of a statewide network of homeless service providers and other concerned individuals and organizations across Wisconsin.

Housing Development

The housing development recommendations are directed toward planning activities that local governments can undertake to encourage a variety of residential structure types and compact, mixed use neighborhoods.

The City of Wauwatosa initiated a housing needs analysis in 2015 to help plan for the housing needs of current and potential residents. The study is intended to address the extent to which current housing stock meets the needs of current residents and employees who work in the City but live elsewhere; whether projected population and economic changes over the next five to 15 years will impact the type, tenure, and affordability of housing required; whether recent and proposed multi-family development appears to be sustainable; the ability of baby boomers and seniors to age in place in Wauwatosa; the availability of housing options for residents with disabilities; and potential policies and programs that could be utilized to ensure the City is meeting future housing needs. The study is expected to be completed in 2016.

Consolidated Plans

A consolidated plan identifies needs and priorities for housing and community development activities to principally benefit low- and moderate-income residents in the entitlement jurisdiction, and also identifies activities proposed to be funded using CDBG, HOME, ESG, and HOPWA programs to address the needs identified during the planning process. Consolidated plans are detailed through the preparation of annual action plans prepared by each entitlement jurisdiction.

Beginning in 2012, HUD developed a consolidated plan template for use by entitlement jurisdictions with the intent of providing better data and tools to assist in preparing the consolidated plan and managing CPD grants. Milwaukee County and the Cities of Wauwatosa and West Allis chose to update their plans in 2013 to take advantage of the new planning tool. These three jurisdictions together make up the Milwaukee County HOME Consortium. The plans are effective for the years 2014 to 2018, and are summarized in the 2013 Housing Plan Implementation Report. The City of Kenosha and Waukesha County updated their consolidated plans in 2014. The new plans are effective for the years 2015 to 2019, and are summarized in the 2014 Housing Plan Implementation Report.

The State of Wisconsin and the Cities of Milwaukee and Racine updated their consolidated plans in 2015, which are summarized below.

State of Wisconsin Consolidated Plan: 2015-2019

http://www.doa.state.wi.us/Documents/DOH/Consolidated_Plan/2015_2019/2015_2019_Consolidated_Plan.pdf

- Need 1: Affordable Housing
 - Provide funds to rehabilitate owner-occupied housing through HOME and CDBG programs.
 - Provide funds to rehabilitate rental housing through HOME and CDBG programs.
 - Provide funds to build new rental housing through HOME program.
 - Provide down payment assistance to homebuyers through HOME and CDBG programs.
 - Provide tenant-based rental assistance through HOME TBRA program.
- Need 2: Homelessness
 - Provide tenant-based rental assistance to homeless and special needs populations through HOME TBRA program.
 - Provide assistance to those experiencing homelessness or at risk of homelessness through ESG program.
 - Fund special projects as needs arise throughout the State. These programs may be pilot-type programs or may be new activities that the State has not funded in the past.
- Need 3: Special Needs Assistance
 - Provide tenant-based rental assistance to homeless and special needs populations through HOME TBRA program.
 - Increase housing options for persons living with HIV/AIDS through HOPWA program.
 - Increase access to benefits for those living with mental health issues using CDBG funding.
 - Fund special projects as needs arise throughout the State. These programs may be pilot-type programs or may be new activities that the State has not funded in the past.
- Need 4: Community Development
 - Assist communities with local planning using CDBG funding.
 - Assist communities with public facilities projects using CDBG funding.
 - Fund special projects as needs arise throughout the State. These programs may be pilot-type programs or may be new activities that the State has not funded in the past.
- Need 5: Economic Development
 - Create jobs through economic development assistance and job training using CDBG funding.
 - Fund special projects as needs arise throughout the State. These programs may be pilot-type programs or may be new activities that the State has not funded in the past.

City of Milwaukee Consolidated Plan: 2015-2019

<https://files.hudexchange.info/reports/conplans/20152019201507071520CONPLLCLGV0000000003532600000000035326006434211XXXXMILWAUKEEWI.docx>

- Goal 1: Affordable Housing
 - Activities to increase and maintain the supply of affordable housing units include: acquisition, rehabilitation, and sale of affordable housing units; new construction of affordable housing units; graffiti abatement; owner-occupied, deferred-payment home rehabilitation loan program; lead-based paint prevention and abatement program; and tenant-based rental assistance.
- Goal 2: Economic Development
 - Provide technical and/or financial assistance to businesses to help spur new job creation and job retention. Assistance may include business plan development, financial accounting, loan underwriting, legal and tax consulting, and contract procurement.
- Goal 3: Neighborhood Strategic Planning
 - Continue to develop and implement a coordinated, pro-active approach to neighborhood stability that combines organizing efforts with public enforcement efforts as a tool in dealing with crime, neighborhood clean ups, nuisance properties, block club formation, and other neighborhood issues.
- Goal 4: Public Services
 - Activities include: Community Prosecution Unit; homebuyer counseling; employment services (job placement and job training); crime prevention programs; youth services; community organizing and translation services; driver's license recovery/employability project; library services, health services, and urban agriculture programs.
- Goal 5: Planning

- Activities include: Continuum of Care planning and other neighborhood improvement planning initiatives.
- Goal 6: Clearance and Demolition
 - Demolition of City-owned, tax-foreclosed and other foreclosed and blighted properties for future development.
- Goal 7: CDBG Non-Profit Organization Capacity Building
 - Provide technical assistance to community-based organizations to help strengthen administrative capabilities and board development, and promote efficient services to the residents they serve.
- Goal 8: Administration
 - Activities include oversight and management of all funded activities to ensure compliance with Federal regulations, including environmental planning and review.
- Goal 9: Fair Housing
 - Provide a public education program that includes presentations on fair housing laws, programs for homeowners on discriminatory homeowners' insurance practices, fair housing training seminars, technical assistance on fair housing compliance and housing information referral service to ameliorate racially segregated housing patterns in the metropolitan Milwaukee area.
 - Enforce fair housing laws through walk-ins, general referrals from governmental agencies and other advocacy groups, provide counseling and testing services for persons alleging violations of fair housing in rental, sale, insurance, financing and appraisals to ameliorate racially segregated housing patterns in metropolitan Milwaukee.
 - Promote fair lending practices by advocating for the removal of institutional barriers to private sector investments in Milwaukee neighborhoods. Monitor compliance with lending laws and promote partnership development activity with financial institutions to reduce the patterns of segregation and to increase minority lending practices in metropolitan Milwaukee.
- Goal 10: Accessible Rehab
 - Provide housing accessibility improvements for income-eligible persons with mobility, visual, and/or hearing disabilities. Improvements can include handicap accessible ramps; bathroom, kitchen, bedroom or living room modifications; safety enhancements, and assistive devices.
- Goal 11: Code Enforcement
 - Activities include: residential code enforcement; neighborhood cleanups; code enforcement inspectors/targeted enforcement; and landlord/tenant compliance programs.
- Goal 12: Shelter/Domestic Abuse
 - Provide housing and services for homeless individuals and families, victims of domestic violence and troubled youth, including assistance with obtaining appropriate supportive services, permanent housing, transitional housing, medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living.
- Goal 13: Vacant/Blighted Real Estate
 - Funds will be used to acquire blighted properties for redevelopment, ensure maintenance and proper physical condition of City-owned vacant lots and properties acquired through foreclosure, and other means for eventual final disposition.
- Goal 14: HOPWA
 - Provide housing and supportive services for persons with HIV/AIDS to facilitate housing stability, independence, and improve quality of life. Covers the four-county Milwaukee metro area encompassing Milwaukee, Ozaukee, Washington, and Waukesha Counties.
- Goal 15: Homeless Services – Emergency Solutions Grants
 - Activities include: administration of HMIS; shelter and supportive services for runaway/homeless youth and abused and neglected children; emergency/transitional shelter for domestic violence victims and homeless individuals and families; homelessness prevention; rapid rehousing (housing relocation and stabilization services); and tenant-based rental assistance.

City of Racine Consolidated Plan: 2015-2019

<https://files.hudexchange.info/reports/conplans/20152019201509091225CONPLLCVG0000000000418200000000000418200000000000041820020472601XXXXRACINEWI.docx>

- Goal 1: Housing - Existing Owner-Occupied
 - Provide housing rehabilitation/repair loans to existing owner-occupied housing (units brought to code, energy or accessible standards).
- Goal 2: Housing – Increase Owner-Occupied
 - Increase the number of owner-occupied units.
- Goal 3: Housing – Rental/TBRA
 - Encourage responsible rental property ownership.
 - Develop special needs housing units or provide tenant-based rental assistance.
- Goal 4: Housing - CHDO
 - Provide operation funds for viable CHDOs to allow use of HOME CHDO set-aside funds.
- Goal 5: ESG/Public Service/Homelessness
 - Mitigate or prevent homelessness.
- Goal 6: Public Service/Youth
 - Provide youth opportunities.
- Goal 7: Public Service/Job Skills/Training
 - Help increase job skills/employment training.
- Goal 8: Public Service/Neighborhood Safety/Stability
 - Neighborhood safety/crime prevention, neighborhood revitalization and stability.
- Goal 9: Assist Businesses to Create/Retain Jobs
 - Provide loans, other assistance to businesses to create or retain jobs for LMI persons.
- Goal 10: Redevelop Downtown Area
 - Redevelopment of near-downtown area into viable mixed-use space through creation of infrastructure, public and commercial spaces, and residential amenities to create jobs for LMI persons. The City is considering applying for a Section 108 CDBG loan to address this goal.
- Goal 11: Assist Micro-Businesses
 - Provide assistance to owners/developers of micro-enterprises.
- Goal 12: Public Facility/Infrastructure Improvements
 - Improve neighborhood facilities, public service facilities, and public infrastructure.
- Goal 13: Administration of CDBG/HOME/ESG Programs
 - Effective and compliant administration of CDBG, HOME, and ESG programs.
- Goal 14: Blight Elimination
 - Improve neighborhood stability, safety, and appearance by clearing blighted buildings.

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Table 1

HOUSING UNITS BY STRUCTURE TYPE IN THE SOUTHEASTERN WISCONSIN REGION: 2010^a

County	Single-Family ^b		Two-Family		Multi-Family		Total ^c	
	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total
Kenosha	49,946	72.1	5,341	7.7	14,011	20.2	69,298	100.0
Milwaukee	216,047	51.7	72,032	17.2	129,934	31.1	418,013	100.0
Ozaukee	29,014	79.9	1,931	5.3	5,347	14.7	36,292	100.0
Racine	60,800	74.0	5,071	6.2	16,338	19.9	82,209	100.0
Walworth	39,467	76.5	2,140	4.2	9,949	19.3	51,556	100.0
Washington	42,172	77.1	2,669	4.9	9,897	18.1	54,738	100.0
Waukesha	124,212	77.2	3,959	2.5	32,778	20.4	160,949	100.0
Region	561,658	64.3	93,143	10.7	218,254	25.0	873,055	100.0

^a2010 data includes 2000 Census data plus the number of building permits issued for each type of housing unit from 2000 to January 1, 2010. Building permit data were provided by the Wisconsin Department of Administration.

^bIncludes mobile homes.

^cTotals are based on all housing units, including occupied and vacant units.

Source: U.S. Bureau of the Census, Wisconsin Department of Administration, and SEWRPC.

Table 2

CHANGE IN HOUSING UNITS BY STRUCTURE TYPE IN SOUTHEASTERN WISCONSIN: 2010 THROUGH 2015

County	New Housing Units				Housing Unit Losses				Net Change in Housing Units			
	Single Family	Two Family	Multi-Family	Total	Single Family	Two Family	Multi-Family	Total	Single Family	Two Family	Multi-Family	Total
Kenosha	941	42	463	1,446	232	36	63	331	709	6	400	1,115
Milwaukee	1,486	440	4,949	6,875	1,135	1,950	1,211	4,296	351	-1,510	3,738	2,579
Ozaukee	823	46	198	1,067	80	6	0	86	743	40	198	981
Racine	826	118	486	1,430	189	40	468	697	637	78	18	733
Walworth	888	40	243	1,171	326	8	30	364	562	32	213	807
Washington	1,317	160	472	1,949	84	6	0	90	1,233	154	472	1,859
Waukesha	3,588	220	2,008	5,816	486	6	79	571	3,102	214	1,929	5,245
Region	9,869	1,066	8,819	19,754	2,532	2,052	1,851	6,435	7,337	-986	6,968	13,319

NOTE: The Wisconsin Department of Administration conducts an annual survey of each local government to collect data on the current housing stock. Respondents generally use building permits and demolition permits to report changes in housing units which are reported by structure type: single family (including mobile homes), two family, and multifamily buildings. This table reports changes in the Region's housing stock from January 1, 2010 to January 1, 2016.

Source: *Wisconsin Department of Administration Annual Housing Survey and SEWRPC*.

Table 3

HOUSING UNITS BY STRUCTURE TYPE IN THE SOUTHEASTERN WISCONSIN REGION: 2015^a

County	Single-Family ^b		Two-Family		Multi-Family		Total ^c	
	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total
Kenosha	50,655	71.9	5,347	7.6	14,411	20.5	70,413	100.0
Milwaukee	216,398	51.5	70,522	16.8	133,672	31.8	420,592	100.0
Ozaukee	29,757	79.8	1,971	5.3	5,545	14.9	37,273	100.0
Racine	61,437	74.1	5,149	6.2	16,356	19.7	82,942	100.0
Walworth	40,029	76.4	2,172	4.1	10,162	19.4	52,363	100.0
Washington	43,405	76.7	2,823	5.0	10,369	18.3	56,597	100.0
Waukesha	127,314	76.6	4,173	2.5	34,707	20.9	166,194	100.0
Region	568,995	64.2	92,157	10.4	225,222	25.4	886,374	100.0

^a2014 data includes 2010 Census data plus the number of building permits issued for each type of housing unit from 2010 to January 1, 2016. Building permit data were provided by the Wisconsin Department of Administration.

^bIncludes mobile homes.

^cTotals are based on all housing units, including occupied and vacant units.

Source: U.S. Bureau of the Census, Wisconsin Department of Administration, and SEWRPC.

Table 4

SECTION 8 HOUSING VOUCHERS ALLOTTED IN THE SOUTHEASTERN WISCONSIN REGION: 2015

Public Housing Agency ^a	Housing Choice Vouchers		Project-Based Vouchers		Total Vouchers	
	Number	Percent	Number	Percent	Number	Percent
Kenosha County						
City of Kenosha Housing Authority.....	1,211 ^b	9.1	0	0.0	1,211	8.4
Kenosha County Housing Authority ^c	100	0.7	0	0.0	100	0.7
County Subtotal	1,311	9.8	0	0.0	1,311	9.1
Milwaukee County						
Housing Authority of the City of Milwaukee.....	5,942 ^d	44.4	548	56.1	6,490	45.2
Milwaukee County Housing Division	1,660	12.4	329	33.7	1,989	13.9
West Allis Housing Authority	457 ^e	3.4	100 ^f	10.2	557	3.9
County Subtotal	8,059	60.2	977	100.0	9,036	63.0
Ozaukee County						
WHEDA.....	125	0.9	0	0.0	125	0.9
County Subtotal	125	0.9	0	0.0	125	0.9
Racine County						
The Housing Authority of Racine County	1,646 ^g	12.3	0	0.0	1,646	11.5
County Subtotal	1,646	12.3	0	0.0	1,646	11.5
Walworth County						
Walworth County Housing Authority	410	3.1	0	0.0	410	2.8
County Subtotal	410	3.1	0	0.0	410	2.8
Washington County						
Hartford Community Development Authority ^h	148	1.1	0	0.0	148	1.0
West Bend Housing Authority ^h	244	1.8	0	0.0	244	1.7
WHEDA.....	102	0.8	0	0.0	102	0.7
County Subtotal	494	3.7	0	0.0	494	3.4
Waukesha County ⁱ						
New Berlin Housing Authority	88	0.7	0	0.0	88	0.6
Housing Authorities of the City and County of Waukesha.....	1,243	9.3	0	0.0	1,243	8.7
County Subtotal	1,331	10.0	0	0.0	1,331	9.3
Region Total	13,376	100.0	977	100.0	14,353	100.0

^aIncludes only public housing agencies that administer housing vouchers.^bIncludes 41 family-unification vouchers, 89 vouchers for persons with disabilities, and two vouchers for Veterans Affairs Supportive Housing (VASH).^cKenosha County Housing Authority vouchers are administered by the City of Kenosha Housing Authority.

Table 4 (continued)

^dIncludes 100 vouchers for persons with disabilities and 258 vouchers for VASH.

^eIncludes 100 vouchers for VASH.

^fAll 100 vouchers are for the Beloit Road Senior Housing Complex. The West Allis Housing Authority does not receive any direct Federal rent-assistance funding for the Beloit Road complex.

^gIncludes 14 vouchers for VASH.

^hAll PHA voucher programs in Washington County are administered by WHEDA.

ⁱThe voucher programs for all PHAs in Waukesha County are administered by the Housing Authorities of the City and County of Waukesha.

Source: Public Housing Agencies and SEWRPC.

Table 5

**PUBLIC HOUSING UNITS MANAGED BY PUBLIC HOUSING
AGENCIES (PHA) IN THE SOUTHEASTERN WISCONSIN REGION: 2015**

Public Housing Agency ^a	Family Units		Elderly/Special Needs Units		Total Units	
	Number	Percent	Number	Percent	Number	Percent
Milwaukee County	2,881	93.1	1,919	81.5	4,800	88.1
	52	1.7	8	0.3	60	1.1
	0	0.0	104 ^b	4.4	104 ^b	1.9
	2,933	94.8	2,031	86.2	4,964	91.1
Racine County	0	0.0	24	1.0	24	0.4
	0	0.0	24	1.0	24	0.4
Washington County	8	0.3	41	1.7	49	0.9
	0	0.0	146	6.2	146	2.7
	8	0.3	187	7.9	195	3.6
Waukesha County	152	4.9	114	4.9	266	4.9
	152	4.9	114	4.9	266	4.9
Region	3,093	100.0 ^c	2,356	100.0 ^c	5,449	100.0

^aIncludes only public housing agencies that manage low-rent public housing units. Some of the units managed by PHAs may have project-based housing vouchers attached to them or may be occupied by a household with a housing choice voucher.

^bThe West Allis Housing Authority does not receive any Federal rent-assistance funding for the Beloit Road Senior Housing complex, but does receive 100 project-based vouchers for the complex.

^cAbout 57 percent of public housing units are designated to be occupied by families, and the remaining 43 percent are designated for occupancy by the elderly or persons with disabilities.

Source: Public Housing Agencies and SEWRPC.

Table 6**LOW INCOME HOUSING TAX CREDIT (LIHTC) UNITS IN THE REGION BY COUNTY: 2015^a**

County	Family		Elderly		Other ^b		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Kenosha County	318	3.7	540	6.5	193	11.0	1,051	5.6
Milwaukee County	6,829	80.3	4,873	58.5	1,258	71.4	12,960	69.7
Ozaukee County	32	0.4	322	3.9	48	2.7	402	2.2
Racine County	593	7.0	659	7.9	137	7.8	1,389	7.5
Walworth County	190	2.2	295	3.5	73	4.2	558	3.0
Washington County	195	2.3	348	4.2	32	1.8	575	3.1
Waukesha County	344	4.1	1,295	15.5	20	1.1	1,659	8.9
Region Total	8,501	100.0 ^c	8,332	100.0 ^c	1,761	100.0 ^c	18,594	100.0

^aIncludes only units in which allocated credits have been placed-in-service. Does not include units with allocated credits that have not been completed or fully occupied.

^bIncludes units in complexes for persons with disabilities/majority persons with disabilities, homeless/majority homeless, and residential care apartment complexes (RCAC).

^cOf the 18,594 LIHTC units in service, 46 percent are designated for families, 45 percent for the elderly, and 9 percent for persons with disabilities, housing for the homeless, or RCACs.

Source: Wisconsin Housing and Economic Development Authority (WHEDA) and SEWRPC.

Table 7

**LOW INCOME HOUSING TAX CREDIT (LIHTC) AWARDS IN THE
SOUTHEASTERN WISCONSIN REGION BY COUNTY AND COMMUNITY: 2012 THROUGH 2015^a**

County/Community	Name	Year of Award	Household Type	Low-Income Units	Total Units
Kenosha County					
Town of Salem.....	Meadows of Mill Creek ^{b, c}	2012	Family	20	24
Village of Twin Lakes	Residences on Main ^{b, c}	2012	Elderly	21	24
City of Kenosha.....	Residences at Library Park ^d	2013	Family	38	46
City of Kenosha.....	5 th Avenue Lofts ^b	2014	Majority Family	40	60
City of Kenosha.....	Saxony Manor ^e	2014	Elderly	224	224
County Total	--	--	--	343	378
Milwaukee County					
City of Milwaukee.....	Florist Garden Apartments ^{c, e}	2011 ^f	Family	77	80
City of Milwaukee.....	Family Supportive Housing at Center and Buffum ^{b, c}	2012	Supportive	37	37
City of Milwaukee.....	Farwell Studio Apartments ^{c, d}	2012	Mixed	34	34
City of Milwaukee.....	Impact Milwaukee I ^{c, e}	2012	Family	24	24
City of Milwaukee.....	LBWN – Rent to Own Homes ^{c, e}	2012	Family	24	24
City of Milwaukee.....	Northside Homeowners' Initiative II ^{c, e}	2012	Family	30	30
City of Milwaukee.....	Northside Neighborhood Initiative II ^{c, e}	2012	Family	60	60
City of Milwaukee.....	UMCS Phase III ^{b, c}	2012	Family	24	24
City of Milwaukee.....	700 Lofts ^d	2013	Family	41	49
City of Milwaukee.....	Appleton Heights Townhomes ^b	2013	Family	15	18
City of Milwaukee.....	Glendale Heights Townhomes ^b	2013	Family	15	18
City of Milwaukee.....	Ingram Place Apartments ^b	2013	Family	45	53
City of Milwaukee.....	Paper Box Lofts ^{c, d}	2013	Family	61	72
City of Milwaukee.....	Washington Park Homeowners' Initiative ^{c, e}	2013	Family	42	42
City of Milwaukee.....	Community for Returning Women Soldiers ^b	2013 ^g	Mixed	23	26
City of Milwaukee.....	Milwaukee Prosperity Harambee ^e	2013 ^g	Family	32	35
City of Milwaukee.....	Greenwich Park Apartments ^b	2014	Majority Family	45	53
City of Milwaukee.....	Milwaukee Prosperity ^e	2014	Family	34	35
City of Milwaukee.....	Sherman Park Homeowners' Initiative ^h	2014	Majority Family	40	40
City of Milwaukee.....	Haymarket Lofts ^e	2015	Majority Family	64	72
City of Milwaukee.....	Shoe Factory Lofts ^e	2015	Majority Family	47	55
City of Milwaukee.....	Harm Reduction Housing ^b	2015	Supportive	24	24
City of Milwaukee.....	Century City Homeowners Initiative ^h	2015 ⁱ	Majority Family	40	40
City of Cudahy	Layton Square ^b	2015	Majority Family	50	57
Village of Brown Deer	Beaver Creek Apartments ^b	2013	Majority Family	37	44
Village of Brown Deer	Bradley Crossing II ^b	2013	Majority Supportive	54	54
County Total	--	--	--	1,019	1,100
Ozaukee County					
None	--	--	--	0	0
County Total	--	--	--	0	0
Racine County					
Village of Caledonia	Parkview III ^{b, c}	2012	Elderly	73	73
City of Burlington.....	Fox Crossing Apartments ^{b, c}	2013	Family	21	24
City of Burlington.....	Fox Crossing II ^b	2015	Majority Family	29	32
City of Racine.....	1520 Clark Street ^e	2015	Majority Family	65	74
County Total	--	--	--	188	203

Table 7 (continued)

County/Community	Name	Year of Award	Household Type	Low-Income Units	Total Units
Walworth County Cities of Elkhorn and Lake Geneva..... City of Whitewater	Walworth Apartments ^{c,e}	2012	Majority Elderly	134	139
	Whitewater Woods Apartments ^e	2014	Majority Family	40	40
	--	--	--	174	179
	County Total				
Washington County None	--	--	--	0	0
	--	--	--	0	0
	County Total				
Waukesha County City of Waukesha..... City of Waukesha..... City of Oconomowoc..... County Total	Hillcrest Apartments ^e	2012	Family	60	60
	Meadow Ridge Apartments ^b	2013	Family	61	70
	Oconomowoc School Apartments ^{c, d}	2012	Family	50	55
	--	--	--	171	185
	Region	--	--	1,895 ^j	2,045

^aCredits awarded as of April 2015.

^bNew construction.

^cCredits in service as of April 2016.

^dAdaptive reuse of existing non-residential building for multi-family housing.

^eAwarded credits to rehabilitate existing units.

^fProject not included on Table 173 in the Regional Housing Plan, which lists projects that received low-income housing tax credits between 2006 and 2011.

^gProject awarded credits in October 2013 under the LIHTC set-aside for Veteran and High-Impact Projects (VHIP).

^hIncludes both new construction and the rehabilitation of existing units.

ⁱProject awarded credits in September 2015 under the High Impact Project Reserve (HIPR) program.

^jIncludes credits awarded for new construction or adaptive reuse of 858 new low-income units and the rehabilitation of 997 existing units for low-income housing. All 40 units included in the Sherman Park Homeowners' Initiative project are included in the number of units to be rehabilitated.

Source: Wisconsin Housing and Economic Development Authority (WHEDA) and SEWRPC.

Table 8

**WHEDA LOW INCOME HOUSING TAX CREDIT (LIHTC)
QUALIFIED ALLOCATION PLAN (QAP) SCORING CATEGORIES: 2015-2016**

Category 1 – Lower-Income Areas: Development is located within a qualified census tract and contributes to a community revitalization or redevelopment plan and/or is located on Federally designated tribal land. (Up to 5 points)

Category 2 – Energy Efficiency and Sustainability: Development is designed to promote long term energy efficiency and sustainability through project design and site location, has a high Walkscore, and/or is near a transit stop. (Up to 43 points)

Category 3 – Community Notification and Support: Local notice form signed by elected official or planning director submitted (2 points; local approval not required). Up to six points awarded for letters of support from elected and non-elected local officials, housing authorities, neighborhood groups, or major employers. (Up to 8 points)

Category 4 – Mixed-Income Incentive: Development offers both affordable and market rate units. (Up to 15 points)

Category 5 – Serves Larger Families (3-bedroom or larger units): Development offers at least 5 percent of total units with three or more bedrooms. (Up to 8 points if 16 percent or more of units are three or more bedrooms.)

Category 6 – Serves Lowest Income Residents: Development reserves units for households with incomes of 50 percent or less than county median income (CMI). (Up to 70 points; 10 point bonus if an application includes six or more units for households at 30 percent CMI.)

Category 7 – Integrated Supportive Housing: Development will provide supportive services in an integrated setting (less than 25 percent of residents require services). (Up to 15 points; 5 point bonus if some or all of the services are designed to address the needs of Veterans.)

Category 8 – Elderly Assisted Living - RCACs: Development will provide supportive services to elderly persons in a certified Residential Care Apartment Complex (RCAC). (Up to 18 points)

Category 9 – Rehab/Neighborhood Stabilization: Development proposes rehabilitation, or acquisition and rehabilitation, of existing single-family, two-family, or four-family housing as part of a targeted, city-supported plan to stabilize neighborhoods due to vacant properties and/or foreclosure. (Up to 30 points)

Category 10 – Universal Design: Development offers architectural features that increase accessibility. (Up to 23 points)

Category 11 – Financial Participation: Development has financial participation secured by the applicant for permanent (not construction) financing (up to 25 points; one or both options can be used).

Option A: One point for each percentage point of financial participation, including loans, grants, or cash donations from local governments, Federal agencies, the Federal Home Loan Bank, TIF financing, or area employers.

Option B: Points determined by dividing the dollar amount of qualified cost reductions by the total development costs plus the cost reductions.

Category 12 – Ownership Characteristics: Development where the controlling entity (managing member or general partner) is partially owned and controlled by a member of a minority group or a tax-exempt organization. (Up to 6 points)

Category 13 – Eventual Tenant Ownership: All units are intended for eventual low-income resident ownership. (3 points)

Category 14 – Project Development Team: Development team (developer, management agent, and consultant) will be evaluated based on past performance and previous tax credit program experience. (Up to 50 points)

Category 15 – Readiness to Proceed: Development has permissive zoning in place for multi-family housing. (15 points)

Category 16 – Credit Usage: Development uses relatively fewer credits per low income unit produced. (Up to 40 points)

Category 17 – Employment Centers and High Need Areas: Developments which are near employment centers (up to 10 points) and/or located in areas with high occupancy rates where data suggests a severe housing need or an imbalance between housing and employment opportunities, or a local government has issued an RFP/RFQ to develop a project on publicly-owned land (up to 10 points; up to 20 points total).

Maximum Score: 409 points.

Source: Wisconsin Housing and Economic Development Authority (WHEDA) and SEWRPC.

Table 9

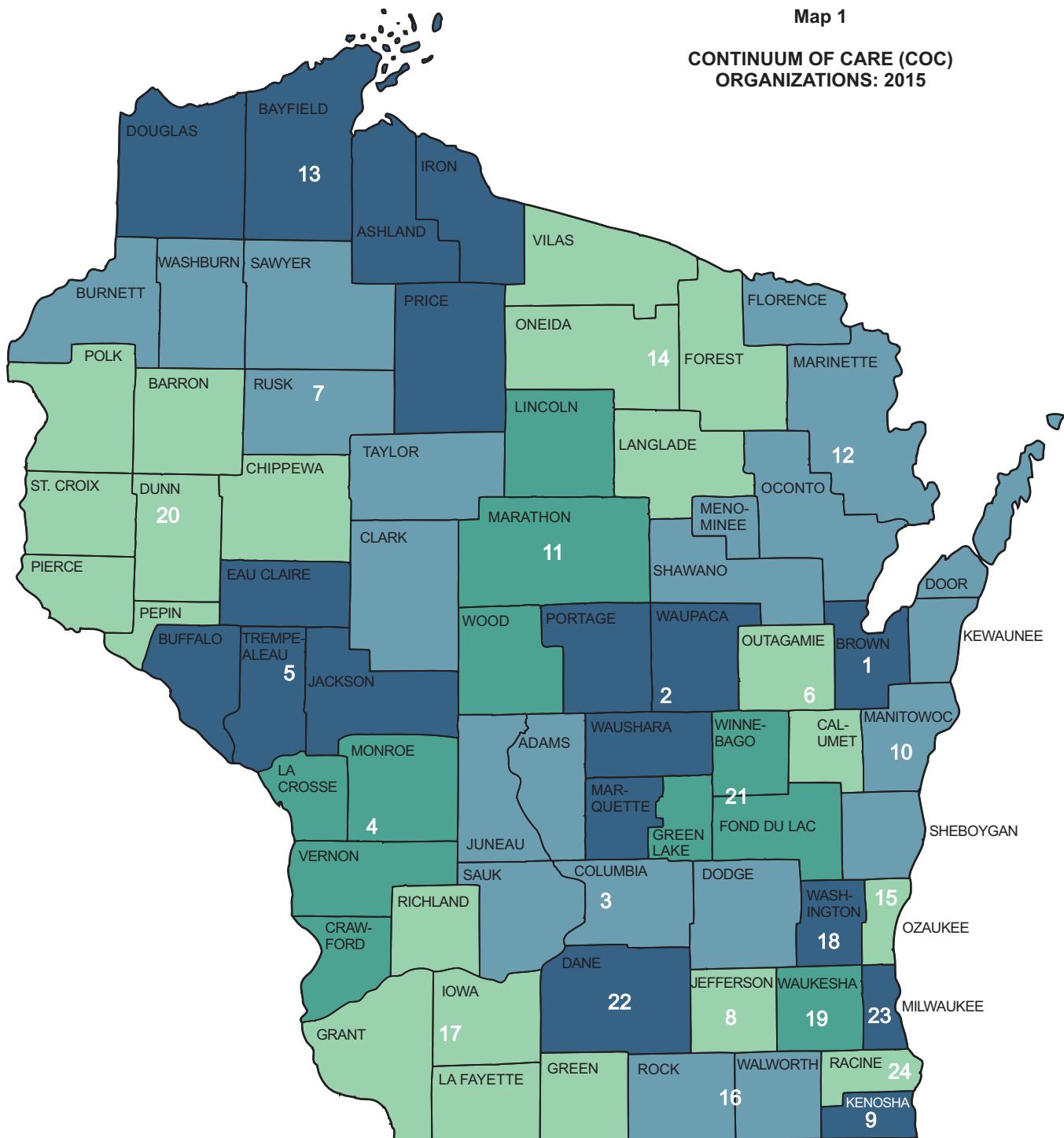
WISCONSIN CONTINUUM OF CARE (COC) ORGANIZATIONS FOR HOMELESSNESS ASSISTANCE: 2015

Number on Map 1	Name	Counties Included
CoC in Balance of State Area		
1	Brown CoC	Brown
2	CAP CoC	Marquette, Portage, Waupaca, Waushara
3	Central CoC	Adams, Columbia, Dodge, Juneau, Sauk
4	Couleecap CoC	Crawford, La Crosse, Monroe, Vernon
5	Dairyland CoC	Buffalo, Eau Claire, Jackson, Trempealeau
6	Fox Cities CoC	Calumet, Outagamie
7	Indianhead CoC	Burnett, Clark, Rusk, Sawyer, Taylor, Washburn
8	Jefferson CoC	Jefferson
9	Kenosha CoC	Kenosha
10	Lakeshore CoC	Door, Kewaunee, Manitowoc, Sheboygan
11	North Central CoC	Lincoln, Marathon, Wood
12	Northeast CoC	Florence, Marinette, Menominee, Oconto, Shawano
13	Northwest CoC	Ashland, Bayfield, Douglas, Iron, Price
14	N*Wish CoC	Forest, Langlade, Oneida, Vilas
15	Ozaukee CoC	Ozaukee
16	Rock Walworth CoC	Rock, Walworth
17	Southwest CoC	Grant, Green, Iowa, Lafayette, Richland
18	Washington CoC	Washington
19	Waukesha CoC	Waukesha
20	West Central CoC	Barron, Chippewa, Dunn, Pepin, Pierce, Polk, St. Croix
21	Winnebagoland CoC	Fond du Lac, Greek Lake, Winnebago
CoC Outside Balance of State Area		
22	Dane CoC	Dane
23	Milwaukee CoC	Milwaukee
24	Racine City and County CoC	Racine

Source: *Institute for Community Alliances and SEWRPC.*

Map 1

CONTINUUM OF CARE (COC)
ORGANIZATIONS: 2015



Notes:

See Table 9 for CoC Names and counties included in each CoC.

Local CoCs outside Dane, Milwaukee, and Racine Counties together make up the Balance of State (BOS) CoC.

Source: *Institute for Community Alliances and SEWRPC*.